

Delegated Decision Report

Application No:	26/0293	Statutory Period Expires:	5th June 2026
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Site:	<i>St Peters Church, Church Road, Llandeud, Newport South Wales</i>		
Proposal:	<i>WORKS TO TREES PROTECTED BY TPO 11 MON</i>		
Applicant:	<i>A. Rowland</i>		
Type:	Tree Preservation Orders	Ward:	Bishton & Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The trees are located within the grounds of St Peters Church, Church Lane Llandeud.

3. DESCRIPTION OF DEVELOPMENT

3.1 The following works are proposed to trees protected by TPO 11 MON.

T4 – remove ivy from tree, remove dead and damaged branches from crown

T6 – remove ivy, dead wood and stem epicormic shoots from tree, prune back from roof 1m, full crown reduction of up to 1.3m

T8 -fell

G1 – remove dead and damaged branches from crown

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP5 – Natural Environment

6. CONSULTATION RESPONSES

6.1 Tree Team: No objections for works to be undertaken in line with the Tree Consultants report.

The following condition applies, all works must be undertaken in line with BS5837.

- 6.2 Ecology: In this instance most of the work proposed in this application is routine arboricultural management, and only one tree is proposed to be felled, the Larch T8. The tree is reported as having a cavity, and public safety has been identified as an issue. Therefore rather than ask for protected species surveys on this occasion, we should attach advisory notes as below.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 23/04/2026 and a Site Notice was put up on 01/05/2026. No comments were received.

8. ASSESSMENT

- 8.1 A 'Defective Tree List and Management Recommendations' report has been submitted with the application including the recommended works to the trees alongside their location. The Council's Tree Officer was consulted on the application and advised that they had no objections for the works subject to them being undertaken in line with the aforementioned report and in line with BS5837.
- 8.2 The tree that is proposed to be felled is reported as having a cavity, and public safety has been identified as an issue. The remainder of the proposed works are routine arboricultural management. Therefore, the Council's Ecology Officer advised that no protected species surveys are necessary on this occasion.
- 8.3 Based on the above, it is considered that the proposed works to the protected trees are acceptable and it is therefore recommended that permission is granted subject to conditions.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

- 9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 Based on the above, it is considered that the proposed works to the protected trees are acceptable and it is therefore recommended that permission is granted subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: TPO Map and Defective Tree List and Management Recommendations Dated 10/02/2026.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: TPO Map and Defective Tree List and Management Recommendations Dated 10/02/2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy GP5 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 **Advisory:** Nesting birds are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Bat Advisory Note

Bats often roost in trees, and work on these trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a tree in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are found to be present, no works of tree felling or removal of major limbs should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at: Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

The Bat Conservation Trust can be contacted at: Studio 15, Cloisters House Cloisters
Business Centre, 8 Battersea Park Rd, Nine Elms, London SW8 4BG [0345 130 0228](tel:03451300228)